

114.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

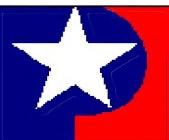
726,100 / 726,100

USE VALUE:

726,100 / 726,100

ASSESSED:

726,100 / 726,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
261		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KEEFE KELLEY M	
Owner 2:	
Owner 3:	

Street 1: 261 PHEASANT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VOLPE RUTH M -

Owner 2: -

Street 1: 261 PHEASANT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,310 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Clapboard Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8310		Sq. Ft.	Site		0	70.	0.81	5									468,513						468,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8310.000	257,600		468,500	726,100			
Total Card		0.191	257,600		468,500	726,100	Entered Lot Size		
Total Parcel		0.191	257,600		468,500	726,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	540.25	/Parcel: 540.2	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	257,700	0	8,310.	468,500	726,200	726,200 Year End Roll
2019	101	FV	216,200	0	8,310.	475,200	691,400	691,400 Year End Roll
2018	101	FV	216,200	0	8,310.	354,700	570,900	570,900 Year End Roll
2017	101	FV	216,200	0	8,310.	321,300	537,500	537,500 Year End Roll
2016	101	FV	216,200	0	8,310.	307,900	524,100	524,100 Year End
2015	101	FV	203,400	0	8,310.	261,000	464,400	464,400 Year End Roll
2014	101	FV	203,400	0	8,310.	247,600	451,000	451,000 Year End Roll
2013	101	FV	202,500	0	8,310.	235,600	438,100	438,100

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOLPE RUTH M		35407-597		5/3/2002		358,000	No	No		
		13702-716		5/1/1979		37,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2012	1053	Redo Bat	14,000	C				
2/28/2006	128	Redo Bat	10,000			G7	GR FY07	
9/16/2004	889	Redo Kit	20,000	C		G6	GR FY06	
8/25/2004	783	Re-Roof	4,000					
8/4/2004	706	Porch	14,700					PORCH REPAIRS & AD
8/24/1993	416		9,500					DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
11/14/2008	Meas/Inspect	294	PATRIOT
5/31/2006	Permit Visit	BR	B Rossignol
4/7/2005	Permit Visit	BR	B Rossignol
8/16/2002	MLS	MM	Mary M
3/20/2000	Inspected	263	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/1/1993		RV	

Sign: _____

VERIFICATION OF VISIT NOT DATA

_____/_____/_____

